

IN RE: PETITION FOR ADMIN. VARIANCE
NE/S Rolling Road and W/S of
Park Drive
(117 S. Rolling Road)
1st Election District
1st Councilmanic District

Frederick M. Haynes, et ux
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 96-204-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance for that property known as 117 South Polling Road, located in the vicinity of Frederick Road in Catonsville. The Petition was filed by the owners of the property, Frederick M. and Judith K. Haynes. The Petitioners seek relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (gazebo) in the side yard and within the closest third of the yard from a street in lieu of the required rear yard and farthest third from any street. The subject property and relief sought are more particularly described on the site plan submitted which was accepted into evidence as Petitioner's Exhibit 1.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion

ORDER RECEIVED FOR FILING

Date

By

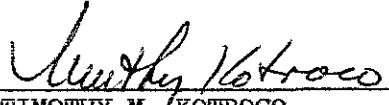
12/13/95
JBP

of the Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 13th day of December, 1995 that the Petition for Administrative Variance seeking relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (gazebo) in the side yard and within the closest third of the yard from a street in lieu of the required rear yard and farthest third from a street, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

December 13, 1995

Mr. & Mrs. Frederick M. Haynes
117 S. Rolling Road
Catonsville, Maryland 21228

RE: PETITION FOR ADMINISTRATIVE VARIANCE
NE/S Rolling Road and W/S of Park Drive
(117 S. Rolling Road)
1st Election District - 1st Councilmanic District
Frederick M. Haynes, et ux - Petitioners
Case No. 96-204-A

Dear Mr. & Mrs. Haynes:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management Office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: People's Counsel

✓
File





Petition for Administrative Variance

96-204-A
to the Zoning Commissioner of Baltimore County

for the property located at 117 South Rolling Road Catonsville, Md
which is presently zoned DR 3.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

400-1 to permit an accessory structure (gazebo) in the side yard and within the closest third of the yard from a street in lieu of the rear and farthest third

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

see reverse side

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Legal Owner(s)

(Type or Print Name)

Signature

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Name

Address

Phone No

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ___ day of ___, 19___ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County and that the property be reposted

Zoning Commissioner of Baltimore County

REVIEWED BY: MDL DATE 11/13/95

ESTIMATED POSTING DATE: 11/23/95



Printed with Soybean Ink
on Recycled Paper

ITEM #: 205

ORDER RECEIVED FOR FILING

Date

By

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 117 South Rolling Road
address
CATONSVILLE Md. 21228
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

HOUSE/LOT HAS NO BACK YARD IN WHICH
TO PLACE GATEBO ENABLING COMPLIANCE,

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Frederick M. Haynes
(signature)
FREDERICK M. HAYNES
(type or print name)



Judith K. Haynes
(signature)
JUDITH K. HAYNES
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 13 day of November, 1995 before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

FREDERICK M. HAYNES & JUDITH K. HAYNES

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

11/13/95
date

Teresa M. Tabert
NOTARY PUBLIC

My Commission Expires:

TERESA M. TABERT
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires July 22, 1997

96-204-A

ZONING DESCRIPTION FOR 117 South Rolling Road, Catonsville, Maryland 21228

Beginning at a point on the East side of South Rolling Road which is 50 feet wide at the distance of 206.14 feet northwest of the centerline of the nearest improved intersecting street, Park Drive, which is 50 feet wide. Being Lot # 15, Section D in the Subdivision of Summit Park as recorded in the Baltimore County Plat Book WPC 5, Folio #71, containing .23 acres. Also known as 117 South Rolling Road and located in the 1st Election District, 1st Councilmanic District.

#205

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

92-204-11

District 1st

Date of Posting 11/28/95

Posted for: Worked

Petitioner: Frederick & Judith H. Rogers

Location of property: 117 S. Rolling Rd.

Location of Signer: Being posted by or personally being? No

Remarks: _____

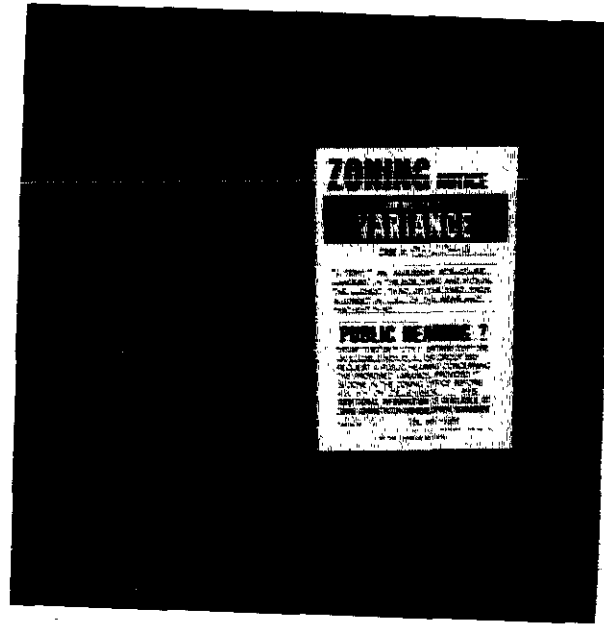
Posted by MPH/KLP
Signature

Date of return: 12/1/95

Number of Signs: 1

951128 11 55 AM

96-204-A



BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No.

96-204-A

DATE 11/13/95 ACCOUNT 01-615

By mark
Item 205

AMOUNT \$ 85.00

RECEIVED FROM: Haynes, Fredrick - 117 South Rolling Rd
010- Res Val. (Admin) - \$50.00
080- 1 sign - \$35.00
FOR: \$ 85.00

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

VALIDATION OR SIGNATURE OF CASHIER



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 205 Petitioner: FREDERICK M. & JUDITH K. HAYNES
Location: 117 SOUTH ROLLING RD. CATONSVILLE, MD. 21228

PLEASE FORWARD ADVERTISING BILL TO:

NAME: FRED HAYNES
ADDRESS: 117 SOUTH ROLLING RD
CATONSVILLE MD. 21228
PHONE NUMBER: (410) 747-6492





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

November 22, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-204-A (Item 205)
117 South Rolling Road
NE/S South Rolling Road and W/S Park Drive
1st Election District - 1st Councilmanic District
Legal Owner: Frederick M. Haynes & Judith K. Haynes

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before November 26, 1995. The closing date (December 11, 1995) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon
Director

cc: Frederick and Judith Haynes



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

December 4, 1995

Mr. Frederick M. Haynes
117 South Rolling Road
Catonsville, MD 21228

RE: Item No.: 205
Case No.: 96-204-A
Petitioner: F. M. Haynes, et al

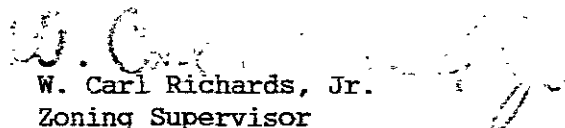
Dear Mr. Haynes:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on November 13, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,


W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

11-28-95

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204



RE: Baltimore County
Item No. 205 (MJK)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval, as a field inspection reveals the existing entrance ~~(S)~~ onto MD/166 ~~166~~ 166 are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

Please contact Bob Small at 410-333-1350 if you have any questions. Thank you for the opportunity to review this item.

Very truly yours,


 Ronald Burns, Chief
Engineering Access Permits
Division

BS

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Case 12-11
96-204

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: December 4, 1995

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 202, (205), 209, 211, 213, and 214 S

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

Jeffrey W. Long

Division Chief:

Carol L. Kenna

PK/JL

5726-95

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 12/01/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF NOV. 27, 1995.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 205, 206, 207, 208, 209,
210, 211, 213 AND 214. ⚡

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

11/10/95

cc: File



✓
5-234 A

BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: Dec. 5, 1995
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief
Development Plans Review

RE: Zoning Advisory Committee Meeting
for December 4, 1995
Items 170 (Case #96-164XA), 205, 209,
211, 212, 213, and 214

The Development Plans Review Division has reviewed
the subject zoning items and we have no comments.

RWB:sw

STATEMENT OF CONCURRENCE

Date: 12 November, 1995

To: Zoning Commissioner of Baltimore County

From: LARRY W. & SANDRA L.E. BLACK

117 Park Drive
Catonsville, Maryland 21228

Subject: Administrative Variance ICO

Fred and Judy Haynes
117 S. Rolling Road
Catonsville, Maryland 21228

I/we have reviewed the plans of Fred and Judy Haynes to place a Cedar Gazebo in their yard at their current address as shown above, and I/we have no opposition or objection to the planned action.

Sandra L. Black
Signature

L. W. Black
Signature

#205

STATEMENT OF CONCURRENCE

Date: 12 November, 1995

To: Zoning Commissioner of Baltimore County

From: WALTER J. & Ann L STEFFENS

113 Park Drive
Catonsville, Maryland 21228

Subject: Administrative Variance ICO

Fred and Judy Haynes
117 S. Rolling Road
Catonsville, Maryland 21228

I/we have reviewed the plans of Fred and Judy Haynes to place a Cedar Gazebo in their yard at their current address as shown above, and I/we have no opposition or objection to the planned action.

Walter J. Steffens
Signature

Ann L. Steffens
Signature

WALTER J. STEFFENS

205

STATEMENT OF CONCURRENCE

Date: ____ November, 1995

To: Zoning Commissioner of Baltimore County

From: GAIL B. LECOMPTÉ

112 Park Drive
Catonsville, Maryland 21228

Subject: Administrative Variance ICO

Fred and Judy Haynes
117 S. Rolling Road
Catonsville, Maryland 21228

I/we have reviewed the plans of Fred and Judy Haynes to place a Cedar Gazebo in their yard at their current address as shown above, and I/we have no opposition or objection to the planned action.

Gail B. Le Compté 12 Nov. 1995
Signature Signature

RECEIVED

205

STATEMENT OF CONCURRENCE

Date: 12 November, 1995

To: Zoning Commissioner of Baltimore County

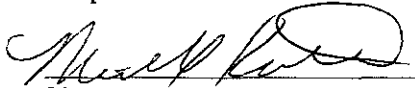
From: MICHAEL C & MICHELL A. KNUTSON


115 Park Drive
Catonsville, Maryland 21228

Subject: Administrative Variance ICO

Fred and Judy Haynes
117 S. Rolling Road
Catonsville, Maryland 21228

I/we have reviewed the plans of Fred and Judy Haynes to place a Cedar Gazebo in their yard at their current address as shown above, and I/we have no opposition or objection to the planned action.


Signature


Signature

#205

STATEMENT OF CONCURRENCE

Date: 11 November, 1995

To: Zoning Commissioner of Baltimore County

From: PAULA R. DENNIS
118 S. Rolling Road
Park Drive
Catonsville, Maryland 21228

Subject: Administrative Variance ICO

Fred and Judy Haynes
117 S. Rolling Road
Catonsville, Maryland 21228

I/we have reviewed the plans of Fred and Judy Haynes to place a Cedar Gazebo in their yard at their current address as shown above, and I/we have no opposition or objection to the planned action.

Paula R Dennis
Signature

Signature

#205

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 117 South Rolling Road see pages 5 & 6 of the CHECKLIST for additional required information

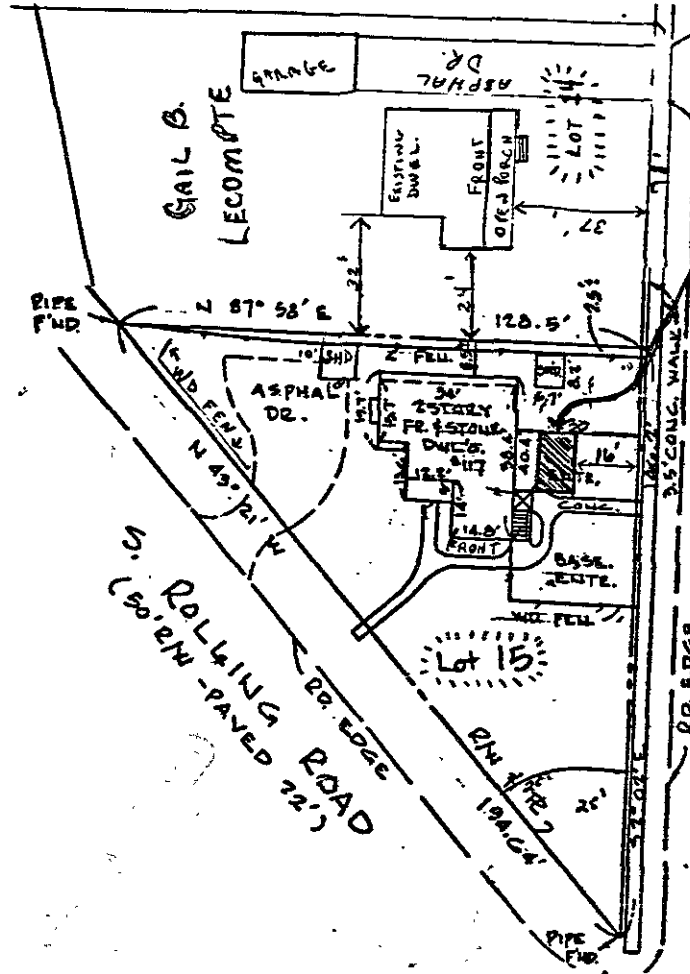
Subdivision name: Summit Park

[plat book # 571, folio # 15, section # 2]

10915 88561

OWNER: FREDERICK M & JUDITH K. HAYNES

96-204-A

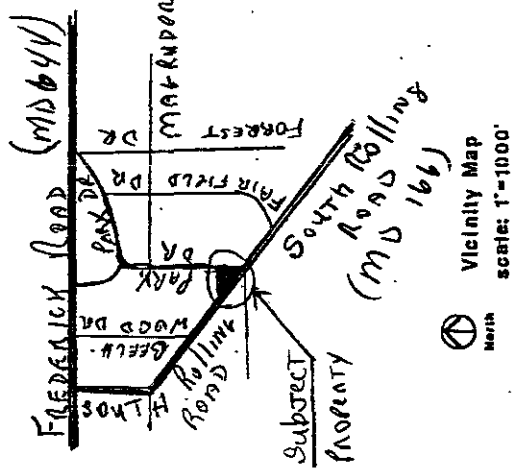


PROPOSED
10' x 16'
APP - 10' HIGH

North

date: 11/13/95

prepared by: FRED HAYNES Scale of Drawing: 1" = 50'



LOCATION INFORMATION

Election District: 1

Councilmanic District: 1

1"=200' scale map#: SW 3F

Zoning: DR 3:5

Lot size: .23 acreage

9393 square feet

public private

SEWER: ☒ ☐

WATER: ☒ ☐

Chesapeake Bay Critical Area: ☐ ☒

Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by: MEM ITEM #: 205 CASE#:



View of
yard. Days
to is to be
placed where
wood timbers
are laid.



Side view
of yard from
other side
of Park Drive



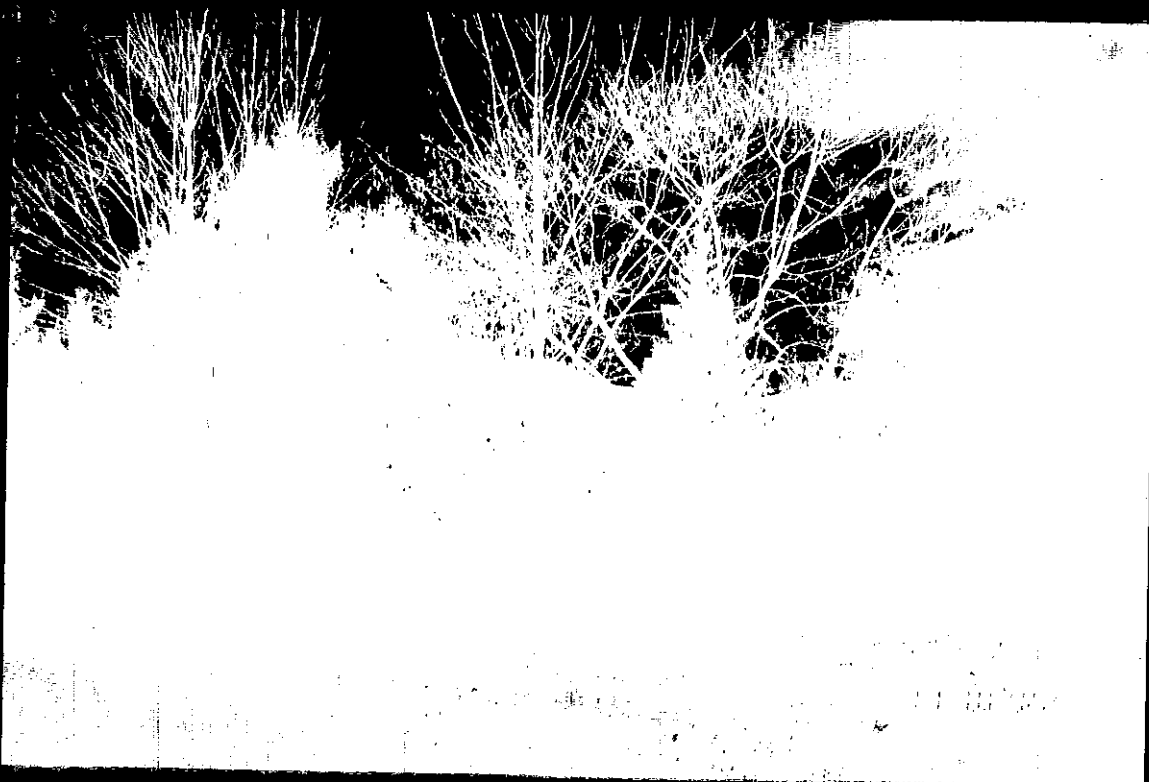
View of
yard. Days
to is to be
planned
where wood
timbers are
laid.



view of
front of my
house from
South
Rolling Rd.



Looking
North on
Park Drive
My house is
on left.



View of side
of my house
from Park Dr.

16



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

November 22, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-204-A (Item 205)
117 South Rolling Road
NE/S South Rolling Road and W/S Park Drive
1st Election District - 1st Councilmanic District
Legal Owner: Frederick W. Haynes & Judith K. Haynes

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a reminder regarding the administrative process.

1) Your property will be posted on or before November 26, 1995. The closing date (December 11, 1995) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reported and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon
Director

cc: Frederick and Judith Haynes



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

December 4, 1995

Mr. Frederick M. Haynes
117 South Rolling Road
Catonsville, MD 21228

RE: Item No.: 205
Case No.: 96-204-A
Petitioner: F. M. Haynes, et al

Dear Mr. Haynes:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on November 13, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

11-28-95

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 205 (MJK)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval, as a field inspection reveals the existing entrance onto MD 166 is acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

Please contact Bob Small at 410-333-1350 if you have any questions. Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
Ronald Burns, Chief
Engineering Access Permits
Division

BS

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2238 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: December 4, 1995

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 202, 205, 209, 211, 213, and 214

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: Jeffrey M. Long

Division Chief: Amy L. Kiser

PK/JL

ITEM202/PZONE/ZAC1

Baltimore County Government
Fire Department

700 East Joppa Road, Suite 201
Towson, MD 21286-5500

(410) 887-4500

DATE: 12/01/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF NOV. 27, 1995.

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 202, 206, 207, 208, 209, 210, 211, 213 AND 214.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

**BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE**

TO: Arnold Jablon, Director DATE: Dec. 5, 1995
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief
Development Plans Review

RE: Zoning Advisory Committee Meeting
for December 4, 1995
Items 170 (Case #86-164XA), 205, 209,
211, 212, 213, and 214

The Development Plans Review Division has reviewed the subject zoning items and we have no comments.

RWB:ew

STATEMENT OF CONCURRENCE

Date: 12 November, 1995

To: Zoning Commissioner of Baltimore County

From: Larry W. & Sandra L. E. Black

117 Park Drive
Catonsville, Maryland 21228

Subject: Administrative Variance ICO

Fred and Judy Haynes
117 S. Rolling Road
Catonsville, Maryland 21228

I've reviewed the plans of Fred and Judy Haynes to place a Cedar Gazebo in their yard at their current address as shown above, and I've have no opposition or objection to the planned action.

Larry W. Black
Signature

Sandra L. Black
Signature

STATEMENT OF CONCURRENCE

Date: 12 November, 1995

To: Zoning Commissioner of Baltimore County

From: Walter J. & Ann L. STEFFENS

113 Park Drive
Catonsville, Maryland 21228

Subject: Administrative Variance ICO

Fred and Judy Haynes
117 S. Rolling Road
Catonsville, Maryland 21228

I've reviewed the plans of Fred and Judy Haynes to place a Cedar Gazebo in their yard at their current address as shown above, and I've have no opposition or objection to the planned action.

Walter J. Steffens
Signature

Ann L. Steffens
Signature

STATEMENT OF CONCURRENCE

Date: November, 1995

To: Zoning Commissioner of Baltimore County

From: GAIL B. LECOMTE
112 Park Drive
Catonsville, Maryland 21228

Subject: Administrative Variance ICO
Fred and Judy Haynes
117 S. Rolling Road
Catonsville, Maryland 21228

I/we have reviewed the plans of Fred and Judy Haynes to place a Cedar Gazebo in their yard at their current address as shown above, and I/we have no opposition or objection to the planned action.

Gail B. Lecomte 12 Nov 1995
Signature Signature

#205

STATEMENT OF CONCURRENCE

Date: 12 November, 1995

To: Zoning Commissioner of Baltimore County

From: MICHAEL C. & MICHELLE A. KURTZ
115 Park Drive
Catonsville, Maryland 21228

Subject: Administrative Variance ICO
Fred and Judy Haynes
117 S. Rolling Road
Catonsville, Maryland 21228

I/we have reviewed the plans of Fred and Judy Haynes to place a Cedar Gazebo in their yard at their current address as shown above, and I/we have no opposition or objection to the planned action.

Michael C. Kurtz Michelle Kurtz
Signature Signature

#205

STATEMENT OF CONCURRENCE

Date: 11 November, 1995

To: Zoning Commissioner of Baltimore County

From: PAULA R. DENNIS
118 S. Rolling Road
Catonsville, Maryland 21228

Subject: Administrative Variance ICO
Fred and Judy Haynes
117 S. Rolling Road
Catonsville, Maryland 21228

I/we have reviewed the plans of Fred and Judy Haynes to place a Cedar Gazebo in their yard at their current address as shown above, and I/we have no opposition or objection to the planned action.

Paula R. Dennis
Signature Signature

#205

Plat to accompany Petition for Zoning Variance Special Hearing

PROPERTY ADDRESS: 117 South Rolling Road

Subdivision name: SUMMIT PARK

Plat book: 511, Folio: 5, Section: 15, Section: 15

OWNER: FREDERICK M. & JUDITH K. HAYNES

10915 83561

96-204-A

RETRACT

LOCATION INFORMATION

Election District: 1

Councilmanic District: 1

1"=200' scale map: SW 3F

Zoning: DR 3.5

Lot size: 23 9393

acres square feet

SEWER: ☒ WATER: ☒

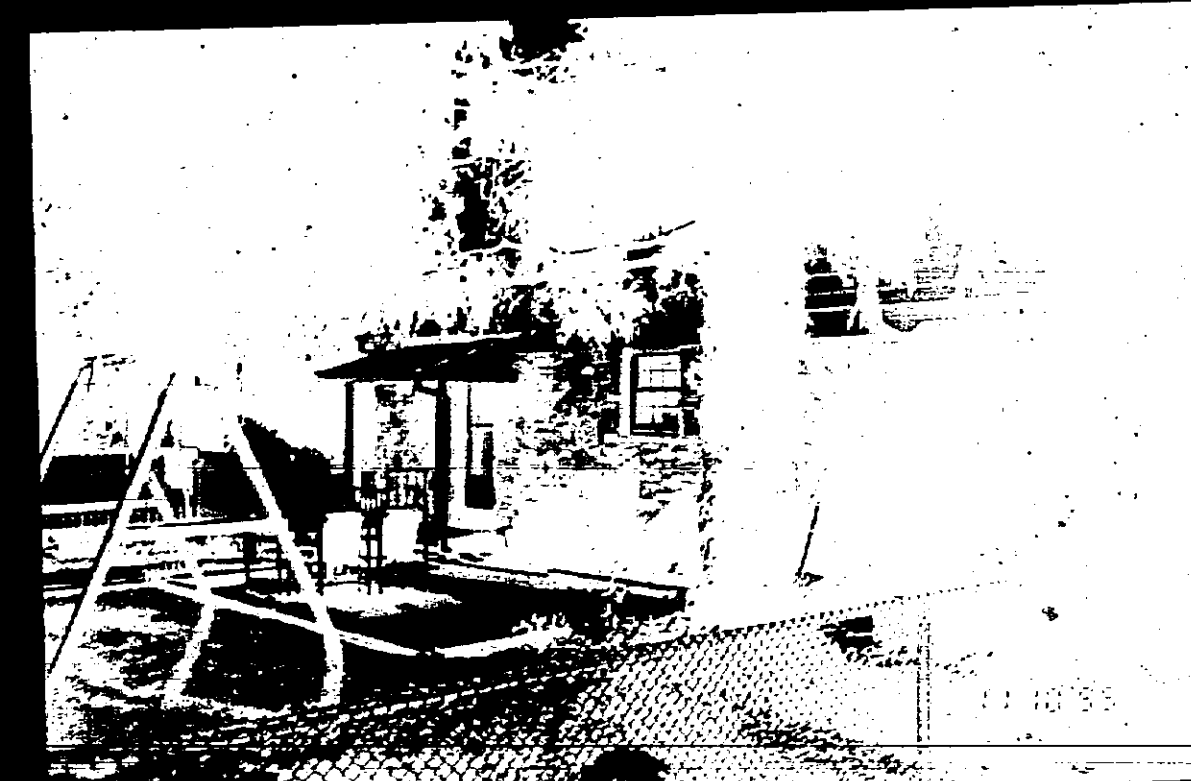
Chesapeake Bay Critical Area: ☒

Prior Zoning Hearings: None

Zoning Office USE ONLY!

reviewed by: REK ITEM #: 205 CASE#:

North
date: 11/12/95
prepared by: Fred Haynes Scale of Drawing: 1"=50'



96-204-A

View of yard from front of house to be placed where wood timbers are laid



Side view of yard from other side of Park Drive



View of yard from front of house to be placed where wood timbers are laid

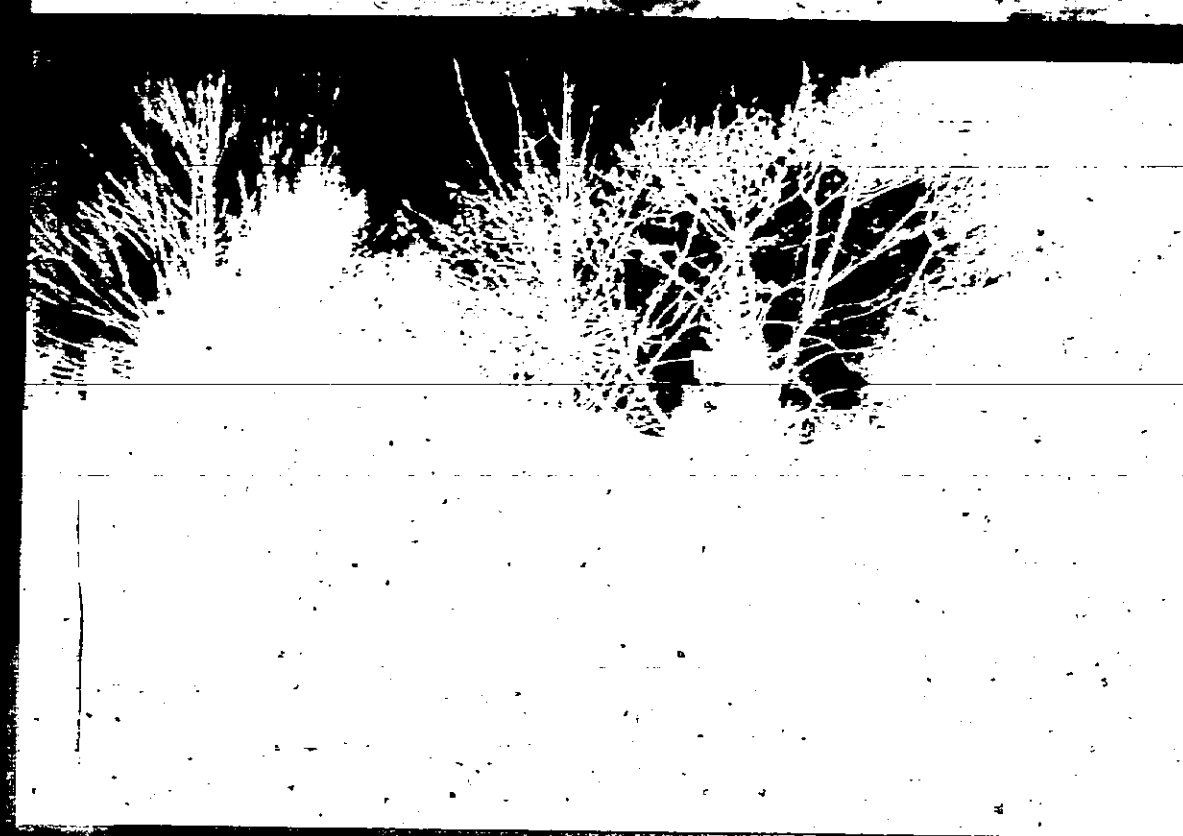


96-204-A

View of front of my house from South Rolling Rd.



Looking North on Park Drive my house is on left.



View of side of my house from Park Dr.

96-204-A



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992

William Howard
Chairman, County Council

SCALE
1" = 200'
DATE OF PHOTOGRAPHY
JANUARY 1986

LOCATION
CATONSVILLE
SHEET
SW
3-F



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

SCALE
1" = 200' ±

LOCATION

SHEET

DATE
OF
PHOTOGRAPHY
JANUARY
1986

CATONSVILLE

SW
3-F

205

96-204-A